

APPLICATION # B-2023-0011
Ward # 6

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **LINK CHARITY CANADA INC.**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 28,257 square metres (2.83 hectares); together with an easement for shared driveway access and underground servicing. The proposed severed lot has a depth of approximately 45.21 metres (148.33 feet) and an area of approximately 0.409 hectares (1.01 acres). The effect of the application is to create two additional lots for residential purposes resulting in a total of three lots, including the retained lot. The two new lots are depicted as Lot 2a, currently occupied by a single detached dwelling and Lot 2b where future residential development is proposed. (Concurrent Consent Application B-2023-0012)

Location of Land:

Municipal Address: 7780 Creditview Road

Former Township: Chinguacousy

Legal Description: Part of Lot 14, Concession 4 WHS

Meeting

The Committee of Adjustment has appointed **TUESDAY, April 18, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: April 13, 2023

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2023-0072

Decision and Appeal

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elto.gov.on.ca

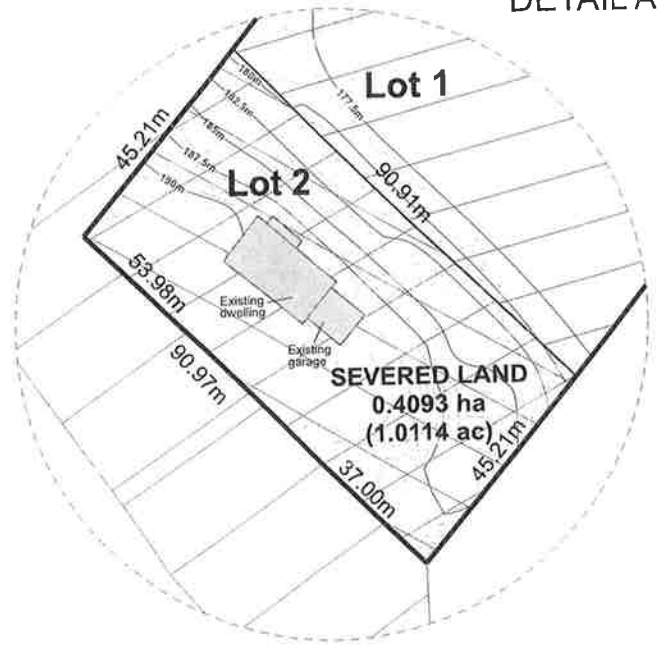
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **30th Day of March, 2023**

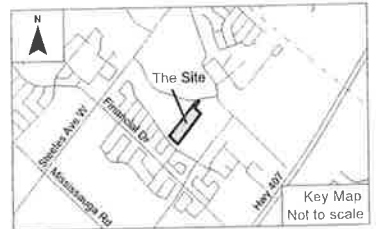
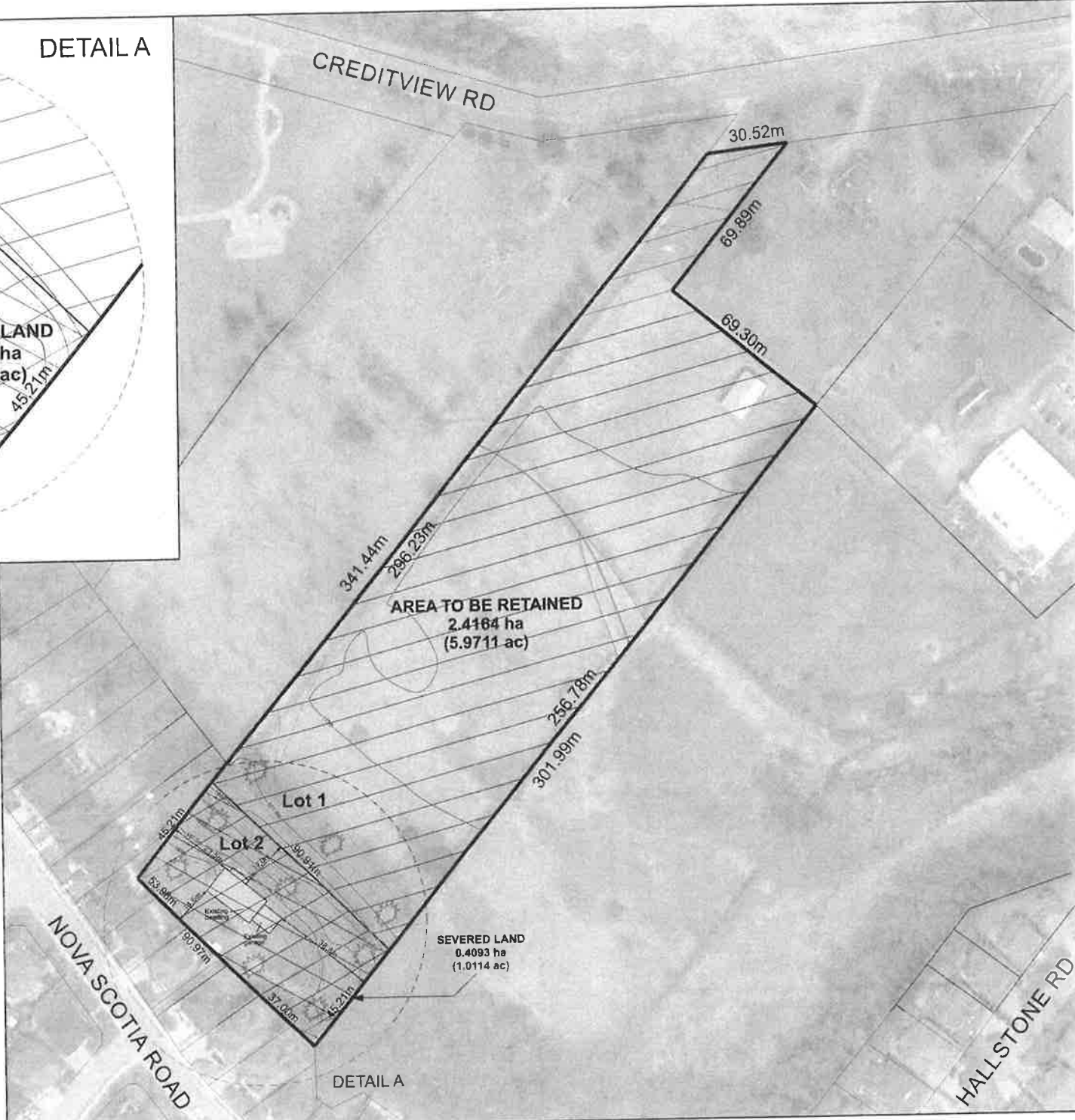
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West, Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca

DETAIL A



"The severance line for the Subject Lands has been delineated by the natural sloping of the lands and as evident from contours and pictures attached the woodlot follows the natural elevation of the site."



LEGEND

	Total Holdings	28,257 m ²
	Retained Land	24,164 m ²
	Severed Land	4,093 m ²
	Wooded Area	
	Rivers and Streams	
	Wetlands Component	
	Contour Lines	

Notes:

- Property boundary, area, dimensions are approximate, based on Geowarehouse, and subject to confirmation by survey.
- Site photos taken by Weston Consulting in May 2022.
- Not based on engineering, floodplain or grading analysis.
- Rivers, streams, contour lines, and wetlands component according to Credit Valley Conservation map dated 06/23/2021.

DRAWN / REVISED

26 JAN 2023	Adding contour lines
09 JAN 2023	Revised for Submission
01 SEPT 2022	Revised areas to be severed
09 AUG 2022	Added proposed building footprint to area B
02 JUN 2022	Revised boundary of the area to be severed
07 APR 2022	Revised severance limit to 7.5m ex building setback
06 APR 2022	First Draft

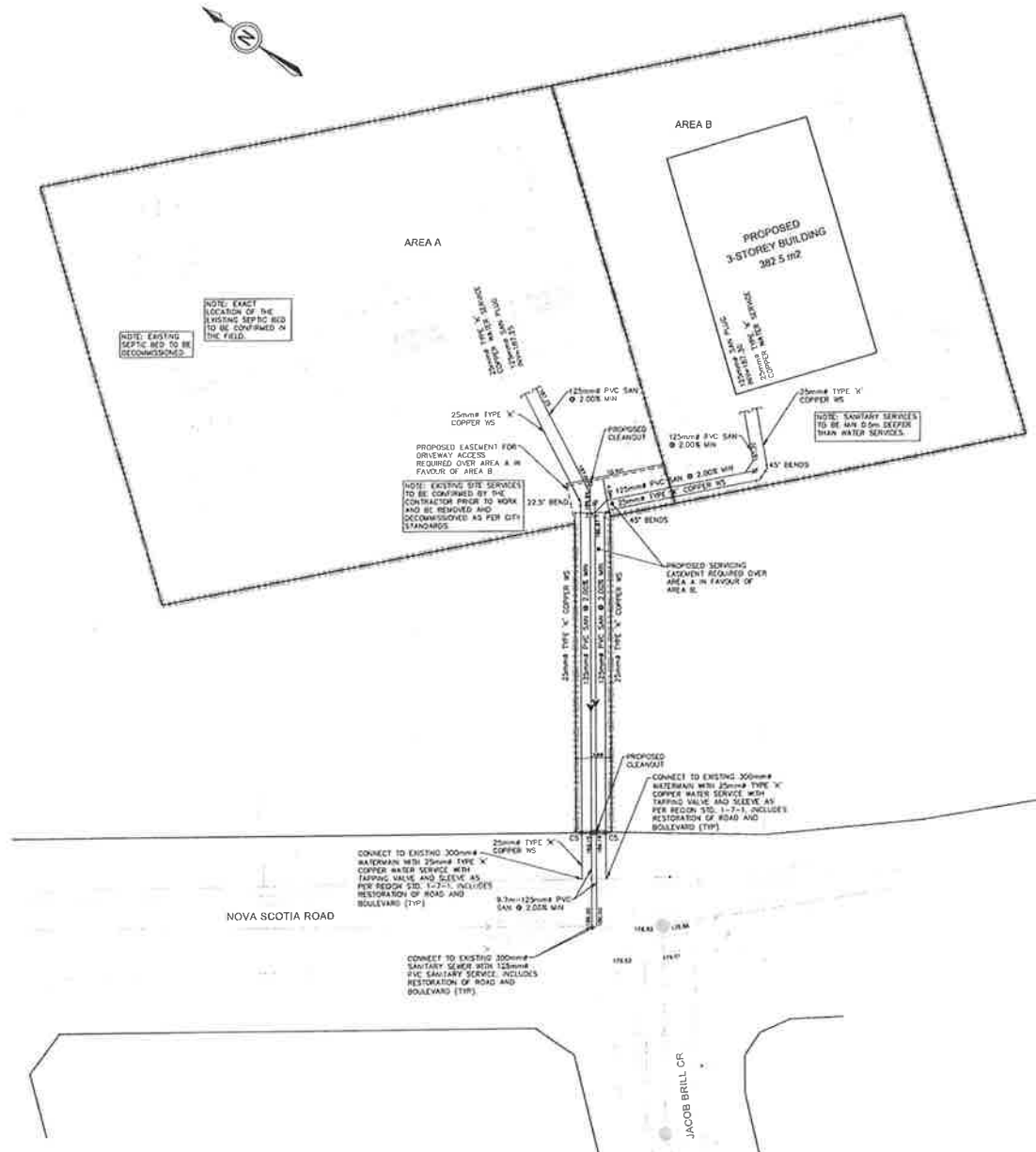
PLAN OF SEVERANCE 1

7780 CREDITVIEW ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



File Number: 10542-1
Date: 2023-01-26
Drawn By: SM
Planner: KP
CAD: 10542-1_Severance Plan_2023-01-26.dgn

Drawing
S1



CITY OF BRAMPTON NOTES:

- 1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO MUNICIPAL STANDARDS AND SPECIFICATIONS.
- 2. ALL SURFACE DRAINAGE SHALL BE COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- 3. PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS.
- 4. A SIX FENCE TO CITY STANDARD SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
- 5. AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRABE SHALL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND A CURB SEPARATION SHALL BE PROVIDED FOR AT EACH ENTRANCE.
- 6. CONSTRUCTION ACCESS AS PER CITY OF BRAMPTON STANDARD (237).
- 7. SIDEWALK TO BE REMOVED AND REPLACED AS PER C.D.S.D. 310.010.
- 8. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY MUST BE PAVED WITH 150mm RLB AND 150mm RLB. 150mm BASE TO BE 150mm GRANULAR 1/4" (OR 150mm OF 20mm CRUSHER RUN LIMESTONES) AND 150mm GRANULAR 1/4" (OR 150mm OF 20mm CRUSHER RUN LIMESTONES) COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- 9. A UTILITY CLEARANCE OF 1.2m BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
- 10. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- 11. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE IDENTIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
- 12. WITHIN THE CITY'S RIGHT-OF-WAY, STORM SEWERS AND STORM SEWER CONNECTIONS MUST BE CONCRETE, OR APPROVED EQUAL WITH FIVE (5) SECTIONS THROUGHOUT. THE STRENGTH OF THE CONCRETE PIPE MUST BE AS PER CITY STANDARD (241) AND AS FOLLOWS: MINIMUM 65-D FOR REINFORCED PIPE AND MINIMUM 153 FOR NON REINFORCED PIPE. STORM SEWER 300mm OR LESS WILL BE PVC 300S CONFORMING TO ASTM D3034, UNLESS OTHERWISE SPECIFIED.
- 13. THE MINIMUM OR LEAD ALLOWED IS 200mm. THE MINIMUM AND MAXIMUM SLOPES ON FOR SEWERS SHALL NOT BE SMALLER THAN 200mm.
- 14. ALL CATCH-BASIN MANHOLES AND MANHOLES WITH INLET CONTROL DEVICES MUST HAVE A MINIMUM 0.3m SLUMP AND A TOP AS PER MUNICIPAL STANDARDS.
- 15. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER CONSULTING FIRM TO ENSURE THAT AN ELEVATION DETAIL OF EXISTING AERIAL PLANT IS SUBMITTED WITH OVERHEAD CABLES IS PRESENT. CABLES SHALL NOT BE LESS THAN 4.3m FROM THE HIGHEST POINT OF THE FINISHED PAVEMENT TO THE LOWEST POINT OF THE AERIAL CABLE DIRECTLY ABOVE THE PAVEMENT AREA TO ENSURE CLEARANCES ARE MET.
- 16. THE CONTRACTOR SHALL REINSTATE THE ROAD PORTION OF THE MUNICIPAL RIGHT-OF-WAY TO MATCH THE EXISTING DESIGN.
- 17. THE ROAD SHALL BE KEPT CLEAR OF MUD, DIRT AND DEBRIS AT ALL TIMES AND MUST BE CLEANED AT A MINIMUM OF TWO TIMES PER WEEK, AS REQUIRED OR AT THE DISCRETION OF THE CITY OF BRAMPTON.
- 18. CATCH-BASIN SEDIMENT CONTROL DEVICES TO BE INSTALLED ON ALL CTS IN PLAYING FIELD AREAS UNTIL SOILS HAVE BEEN STABILIZED.
- 19. FOUNDATION DRAINS SHALL NOT BE CONNECTED TO THE STORM SEWER ON SITES WITH STORMWATER MANAGEMENT CONTROL.
- 20. CONTRACTOR TO PROVIDE ASBESTOS, WATERMAIN TEST RESULTS, AND CCTV VIDEOS FOR STORM AND SANITARY SEWERS TO THE SURVEILLANCE FOR CERTIFICATION PURPOSES. ASBESTOS TO INCLUDE TOP ELEVATIONS FOR ALL STRUCTURES, PIPE INVERTS, AND ELEVATIONS ALONG THE CURB LINE.

GENERAL NOTES:

- 1. FOR LAYOUT INFORMATION ON BUILDINGS, PARKING AREAS, AND ACCESS ROUTES, REFER TO THE LATEST SITE PLAN PREPARED BY PEAKS & HILLS ARCHITECTS.
- 2. THE POSITION OF HOLE LINES, CONDUITS, WATERMANS, SEWER AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- 3. ALL EXISTING SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY. GRADED AREAS SHALL BE RESTORED BY PLACING 100mm TOPSOIL AND RE-1 HARDWAY SOO.
- 4. SLOPES IN LANDSCAPED AREAS AND ON ROADS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- 5. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND OPEN CONTRACTOR TO PROVIDE ASBESTOS, WATERMAIN TEST RESULTS, AND CCTV VIDEOS FOR STORM AND SANITARY SEWERS TO THE SURVEILLANCE FOR CERTIFICATION PURPOSES. ASBESTOS TO INCLUDE TOP ELEVATIONS FOR ALL STRUCTURES, PIPE INVERTS, AND ELEVATIONS ALONG THE CURB LINE.
- 6. TOP OF EXISTING MANHOLES TO BE ADJUSTED TO PROPOSED ELEVATION.

REGION OF PEEL NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT REGION OF PEEL PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
- 2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE OR 18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. ENCLOSED SPEC COMPLETE WITH TRACER WIRE, SIZE 10 MM (3/8") AND SMALLER MUST BE TYPE "N" SOFT COPPER PIPE PER A.S.T.M. B28-81 SPECIFICATION.
- 3. WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.2 M (3'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM ALL OTHER UTILITIES.
- 4. PRECAUTIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 30 MM (1 1/4") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOLED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PAVING LOT OR DOWN A DRAIN, ON THE LINE, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
- 5. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- 6. MUNICIPAL HYDRANT SHOULD BE SET TO REGION STANDARD 1 - 8 - 1.
- 7. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHEN REQUESTED BY INSPECTOR.
- 8. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (1'2") OVER /O/S (1'2") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- 9. ALL LINE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- 10. THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- 11. THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE COORDINATION OF THE CONSTRUCTION WITH THE CONTRACTOR RESPONSIBLE FOR ALL UTILITIES ARISING FROM SUCH INSPECTION.
- 12. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 6-7-3 OR 1-3-6.
- 13. THE EXISTING WATER AND SANITARY SERVICES IF NOT UTILIZED TO BE DISCONNECTED AS PER REGION STANDARDS AND WATER VALVE AND BOX AT PROPERTY LINE REMOVED.



LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED STORM DOUBLE CATCHBASIN
- PROPOSED SANITARY
- VALVE
- HYDRANT AND VALVE
- EXISTING STORM CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING VALVE
- EXISTING HYDRANT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED 150mm TYPE N COVERED CONNECTION WITH CURB STOP
- SANITARY SEWER CLEANOUT
- PROPERTY BOUNDARY
- PROPOSED SANITARY INVERT

DATE	22-02-08
DESIGNED BY	22-11-29
CHECKED BY	DATE



7780 CREDITVIEW ROAD

ENGINEERING + MAINTENANCE

P. HUSON, P. ENG.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
416-291-1111
1000SHEPPARD.CA

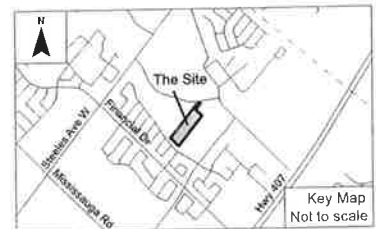
SW1
SERVICING PLAN

**RETAINED
LAND
0.2528 ha
(0.6246 ac)**

Lot 1

**SEVERED
LAND
0.1665 ha
(0.4114 ac)**

NOVA SCOTIA ROAD



LEGEND

	Total Holdings	4,093 m ²
	Retained Land	2,428 m ²
	Severed Land	1,665 m ²
	Wooded Area	
	Contour Lines	

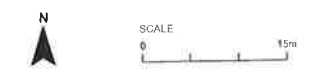
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PLAN OF SEVERANCE 1
7780 CREDITVIEW ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



File Number: 10542-1
Date: 2023-01-26
Drawn By: SM
Planner: KP
CAD: 10542-1_Severance Plan_2023-01-26.dgn

Drawing
S2

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **April 18, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, April 13, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, April 13, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, April 13, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, April 13, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance.

Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

March 9, 2023
File: 10542-1

B-2023-0011; B-2023-0012; A-2023-0012; B-2023-0013

Attn: Committee of Adjustment, City of Brampton

**Re: Consent to Sever and Minor Variance for reduced lot width and exemption from lot frontage
7780 Creditview Road
City of Brampton**

Weston Consulting is the planning consultant for Link Charity, the owner of the property municipally described as 7780 Creditview Road (herein referred to as the 'subject lands'). This letter has been prepared in support of Consent to Sever and minor variance applications, in order to sever the subject lands to create two additional lots as well as to reduce the lot width and to request for exemption of lot frontage for lot 2b.

Description of the Subject Lands

The subject lands are located on the south-west side of Creditview Road and north-west side of Nova Scotia Road. The lands are legally described as Pt Lot 14 Con 4 WHS Toronto as in VS228616; T/W VS228616; S/T VS228616; City of Brampton. The subject lands have an approximate area of 2.87 hectares (7.1 acres) and frontage of 30.52 metres along Creditview Road. The lot is currently occupied by one residential dwelling and forested lands near the Nova Scotia Road entrance, a barn near Creditview Road, and agricultural vegetation. Access is currently provided to the subject lands through private driveways connecting to Creditview Road and Nova Scotia Road.

Surrounding Context

The subject lands are situated between Creditview Road and Nova Scotia Road. Nova Scotia Road is within an existing subdivision comprised of single detached residential dwellings surrounding the subject lands to the south and west. More specifically, the following land uses surrounding the subject lands include:

North: Immediately north of the subject lands includes Sid Manser Park, a city park with open space, paths and a playground.

South: A subdivision of single detached family dwellings abut the subject lands to the south. A property of similar size to the subject lands occupies land directly south and includes agricultural uses and open space.

East: Open space occupies the land directly east to the subject lands as well as Levi's creek.

West: Single detached family dwellings in a subdivision abut the subject lands to the west.

Purpose of the Severance Application

The purpose of the proposed Consent to Sever application is to create two additional lots, for a total of three lots.

Retained Lot

The *Retained Lot*, herein described as the “Lot 1” on the Plan of Severance prepared by Weston Consulting, will feature a frontage of approximately 30.52 metres on Creditview Road and a lot area of approximately 2.42 hectares (5.9 acres)

Severed Lot #1

The *Severed Lot #1* described as the “Lot 2A” on the Plan of Severance currently contains an existing single detached family dwelling. The lot will be accessible by a mutual driveway easement shared with *Severed Lot #2* that connects to Nova Scotia Road. The mutual driveway will have a frontage of 3.66 metres on Nova Scotia Road. The *Severed Lot #1* will have an approximate lot area of 0.253 hectares (0.62 acres).

Severed Lot #2

The *Severed Lot #2* described as the “Lot 2B” on the Plan of Severance and will be used for residential purposes. The lot will be accessible by a mutual driveway easement shared with *Severed Lot #2* that connects to Nova Scotia Road. The mutual driveway will have a frontage of 3.66 metres on Nova Scotia Road.

Nearby Consent Application

The City of Brampton processed Committee of Adjustment applications for one consent to sever and two minor variances for the property addressed as 7522 Creditview Road, Brampton, which was approved by the OLT in May 2020. The application for consent and minor variances were approved on the basis of conformity to provincial, regional, and local policies and plans. In addition, the consent application was granted as there were no pressing requirements for site-specific conditions.

Purpose of the Minor Variance Application

The purpose of this Minor Variance Application is to request a reduction of the minimum Lot width for Lot 2A from 30 metres to 3.66 metres and to relieve Lot 2B from the requirement of having a frontage. The city record states that the driveway of the Nova Scotia Road is a separate parcel of land. The owner proposes to merge the mutual driveway to Lot 2A in order for both of the Lots 2A and 2B to use this driveway mutually.

Is the variance minor in nature?

The proposed lot 2A complies with the zoning requirements, however, this variance is being created for technical reasons. Consequently, a technical variance is required for a reduced lot width for Lot 2A from 30 metres to 3.66 metres. However, the actual width of the lots would be more than required as per the zoning standards and the width of the lot would be sufficient to accommodate a single detached dwelling with sufficient setbacks.

This technical variance also results in lot 2B of not having any frontage on Nova Scotia Road. However, from the streetscape, the streetscape would still be maintained and the proposed lot would be compatible with the existing character of the neighbourhood. Considering the technical nature of this variance, the proposed applications are minor in nature.

Is the general intent and purpose of the Zoning By-law maintained?

The compatibility of the lots will not be impacted due to technical variances. The lots would be sufficient enough in width to comply with remaining zoning standards. Hence, the proposed lots maintain the general intent of the Zoning By-law.

Is the general intent and purpose of the Official Plan maintained?

The proposed variance complies with the policies of the Official Plan. The proposed severance and variance lot size, shape, and use of severed land is compatible with the existing residential neighbourhood. The proposed lots will be serviced by existing public water and sanitary sewers. The proposed consent application conforms to the Brampton Official Plan, 2008.

Is the variance desirable for the property?

The proposed variance, being technical in nature, is desirable and represents appropriate use of the land. The subject lands are located within the Churchville Heritage Conservation District Plan and that the proposed severance sketch outlining lot 2B (with the future residential use) complies with the performance standards of the HCD.

Policy Framework

Conformity Planning Act

Section 51 (24): In consideration a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

Criteria	Conformity
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The proposed severance conforms to Section 2 of the Planning Act by protecting natural areas, features and functions, conservation of features of significant architectural, or historical interest, the orderly development of safe and healthy communities, the adequate provision of full range of housing, the appropriate location of growth and development, the promotion of built form that is well designed and encourages a sense of place.
(b) whether the proposed subdivision is premature or in the public interest;	The Committee of Adjustment will go through the necessary public process and similar applications as mentioned above have been approved within the vicinity of the subject lands, including 7522 Creditview Road.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed severance conforms to the policies of the Region of Peel Official Plan and City of Brampton Official Plan as outlined in this letter.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed severance is suitable for the land as it proposes to subdivide one property of a large size and create two properties that are compatible with the surrounding neighbourhood.
(d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	No affordable housing units are being proposed with the proposed severance application.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	Not applicable to this proposed severance application.
(f) the dimensions and shapes of the proposed lots;	The dimensions of the proposed lots conform to the relevant Provincial Policies and Plans, Region of Peel Official Plan, City of Brampton Official Plan, Churchville Heritage Conservation District and Brampton Zoning By-law 270-2004
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	No restrictions are proposed in the severance application.
(h) conservation of natural resources and flood control;	The proposed severance application will conserve natural resources and flood control
(i) the adequacy of utilities and municipal services;	There are adequate utilities and municipal services to support the new lots created by the proposed severance application
(j) the adequacy of school sites;	A development proposal has not been included within the proposed severance and the adequacy of schools has not been determined at this time.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Not applicable to this proposed severance application.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Not applicable to this proposed severance application.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	If approved, one of the approval conditions can be a requirement of a site plan application, which would help in reviewing the proposed development against the applicable policy regime.

Section 45(1) of the Planning Act

Minor Variances are evaluated based on four (4) tests set out in Section 45(1) of the Planning Act: • Is the variance minor? (This is not a mathematical exercise) • Is the general intent and purpose of the Zoning By-law maintained? • Is the general intent and purpose of the Official Plan maintained? • Is the variance desirable for the appropriate use of land, building, or structure.

Conformity Region of Peel Official Plan, 2022

The Region of Peel Official Plan was approved by the Province on November 4, 2022 and is a long-term plan that guides growth and development in the Region. Schedule E-1 “Regional Structure” designates the subject lands as *Urban System*. The *Urban System* is composed of a variety of communities and plans to achieve sustainable development and complete healthy communities.



Figure 1: Region of Peel Official Plan Schedule E-1 – Regional Structure

Policies related to the *Urban System* within the Region’s Official Plan include:

5.6.11 *Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary.*

Policies relating to Lot Creation and Lot Adjustments within the Region’s Official Plan include:

- 7.4.9.4 *Support creation of lots by consent only if the following conditions are met:*
- a) the lots can be serviced by municipal water and wastewater systems or, if such services are not available, the local municipality has confirmed that the lots can be appropriately serviced by private water and wastewater systems that are sustainable, financially feasible, protect health and safety, and have no negative impacts;*

The proposed severed lots will be serviced by existing municipal water and wastewater systems. The proposed consent application conforms to the Regional Official Plan, 2022

Draft Brampton Official Plan, 2022

The Draft Brampton Official Plan 2022 was drafted in December 2022 and is currently under review and will require further revisions and a third draft will be available in 2023. Schedule 2 “Designations” designates the Lot subject lands as *Neighbourhoods*. The *Neighbourhoods* designation is for areas of the city where most residents live and are comprised of a mix of uses and lower scale-built form.

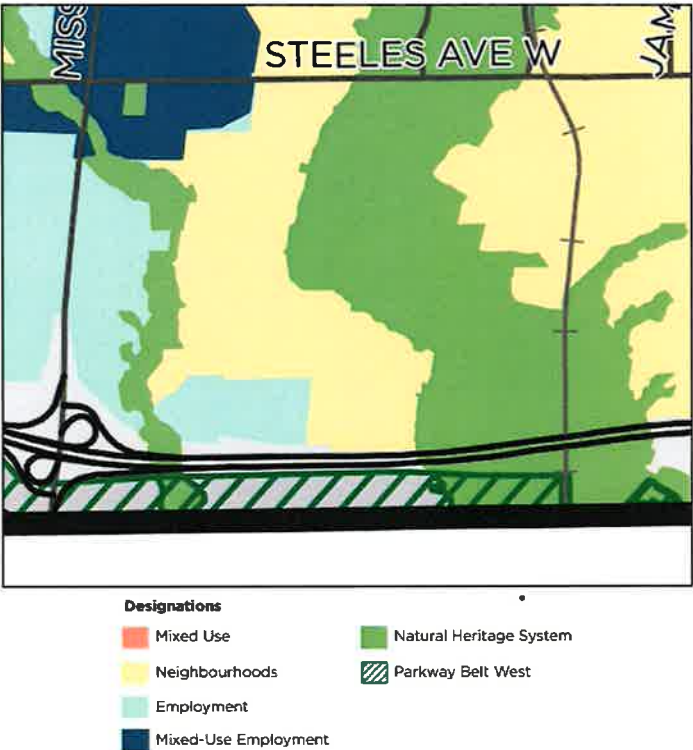


Figure 2: Draft Brampton Official Plan Schedule 2 – Designations

Policies relating to the *Neighbourhoods* designation include:

- 2.2.7.4

Redevelopment within Mature Neighbourhoods will have additional consideration for the following:

a. New detached dwellings, detached replacement dwellings or building additions to existing dwellings will be compatible with the general size, type and style of dwellings in the immediate neighbourhood

The proposed consents to sever is compatible with the general size, type and style of dwellings in the abutting subdivision. It proposes to preserve a current single detached family dwelling, situated on Lot 2A and proposes a residential use in Lot 2B.

- 3.6.3.58

The Brampton Heritage Board will adjudicate on matters related to each Heritage Conservation District and will be circulated all proposed public works for within and adjacent to the Heritage Conservation District. They will review comment and advise Council on heritage permit applications and planning applications (including minor variances and consents). Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District will be established and enforced.

Policies relating to Subdivision of Land and Consent to Sever within the Draft Official Plan include:

- 5.12.20

No consent will be granted until the City is satisfied that approval of the application will not adversely affect the ultimate development pattern of the entire holding.

- 5.12.24

Consents must comply with any relevant policies of this Plan.
- 5.12.25

The proposed size, shape and use of the severed land must be compatible with the present and potential parcels and uses in adjacent areas.

The proposed severances and minor variance comply with all policies of the Draft Official Plan. The proposed severed lots are of relative size to accommodate a residential dwelling, is of rectangular shape and will be used for residential uses on Lot 2A and Lot 2B. As a result, the proposed severances and minor variance are compatible with the City’s draft Official Plan, and maintain the existing character of the residential neighbourhood consisting of predominantly single-detached family dwellings. The proposed consent application conforms to the Draft Brampton Official Plan, 2022

Brampton Official Plan, 2008

The Brampton Official Plan 2006 was adopted by City Council in October 2006 and approved by the Ontario Municipal Board (OMB) in October 2008. Schedule A “General Land Use Designations” designates the subject lands as *Village Residential*. The *Village Residential* designation applies to all lands in the villages and hamlets which were part of the original settlement area of Brampton, including Churchville. This designation permits residential uses.



Figure 3: Brampton Official Plan Schedule A – General Land Use Designations

Policies pertaining to lands designated *Village Residential* and within the Churchville Heritage Conservation Plan include:

4.2.4.3 *Development applications, including consents, within the Village of Churchville shall be subject to the policies of the Churchville Heritage Conservation District Plan.*

4.2.4.4 *Consent applications in respect of land located within the Village Residential designation (Churchville and Huttonville) or one of the identified hamlets shall be considered and may only be granted:*

- (i) In accordance with the policies of this Plan;*
- (ii) When it is clear that the consent will not adversely impact the ultimate development pattern of the entire holding and a plan of subdivision is not necessary;*
- (iii) If the general policies, conditions and criteria in the consent policies of the Implementation section of this Plan are complied with; and,*
- (iv) The creation and use of the proposed lot is genuine infilling between existing developed lots*

The subject lands are located within the Churchville Heritage Conservation District Plan and and that the proposed severance sketch outlining lot 2b (with the future residential use) complies with the performance standards of the HCD.

The proposed severance and minor variance will not adversely impact the ultimate development pattern of the entire holding as there is an existing residential dwelling on Lot 2A and a residential use is intended for Lot 2B. The creation and use of the proposed lot is genuine infilling as Lot 2B is intended for a residential use and abuts an existing residential subdivision.

Policies relating to Land Division and Consent to Sever within the Official Plan include:

5.17.4 *The proposed size, shape and use of the severed land must be compatible with the present and potential parcels and uses in adjacent areas.*

5.17.5 *Consents must be serviced by public water and sanitary sewers or evidence must be provided of other sanitary waste treatment facility*

The proposed severance lot size, shape, and use of severed land is compatible with the existing residential neighbourhood. The proposed lots will be serviced by existing public water and sanitary sewers. The proposed consent and minor variance applications conforms to the Brampton Official Plan, 2008.



Figure 4: Brampton Zoning By-law 270-2004 Map

According to the City of Brampton Zoning By-law 270-2004, the subject lands are split zoned Residential Hamlet Two (RHm2) and Residential Hamlet Two Section 1386 (RHm2-1386). The south-western portion, which occupies majority of the subject lands, including Lot 2A and Lot 2B is zoned, which permits the use of single detached dwellings.

The north-eastern portion is zoned Residential Hamlet Two Section 1386 (RHm2-1386) and is subject to the following requirement and restriction: *No building or structure may be erected, altered or used except in accordance with the regulations of Credit Valley Conservation.*

The proposed severance and minor variance will be comprised of residential land uses on Lot 2A and Lot 2B, conforming to the RHm2 Zone. The proposed consent application conforms to the Draft Brampton Zoning By-law 270-2004.

Churchville Heritage Conservation District

The subject lands are located within the boundary of the Churchville Heritage Conservation District (HCD) and zoned RH. A Zoning Matrix (Table 1) has been prepared to demonstrate the proposed development’s compliance with the performance standards of the RH Zone.

Table 1: Churchville HCD Zoning Matrix

Performance Standard	RH Zone	Proposed	Compliance
Minimum Lot Size	1,350 m ²	1,665 m ²	Yes
Minimum Lot Width	30.0 metres	37.0 metres	Yes
Minimum Lot Depth	24 metres	45.21 metres	Yes
Building Envelope	382.5 m ² Width: 15m; Depth: 25.5m	382.5 m Width: 15m Depth: 25.5m	Yes

Maximum height	10.5 metres (approximately three storeys, assuming a flat roof)	10.5 metres	Yes
Max GFA	1147.5 m ²	1147.5 m ²	Yes
FSI	0.854	0.689	Yes
Minimum Building Envelope	12 metres by 8 metres	25.5 metres by 15 metres	Yes

The proposed severance and minor variance applications conform to all relevant performance standards listed in the RH Zone of the Churchville HCD.

Supporting Technical Materials

Servicing Plan

The Servicing Plan, prepared by Husson provides detail on the proposed servicing connections, specifically, storm sewer and sanitary sewer to the East Severed Lot and West Severed Lot. The servicing connections will be provided from Nova Scotia Road through the Mutual Driveway and connect directly to the property.

Heritage Impact Assessment

Robinson Heritage Consultancy (RHC) has objectively assessed the proposed severance application. RHC anticipates no negative impacts to the cultural heritage value of the subject property and the Churchville HCD from the proposed severance provided the existing wooded ridge within what is now 7780 Creditview Road is maintained and conserved, and that the proposed infill design in which the dwelling and landscaping is compatible in height, massing, scale and appearance with the Churchville HCD Plan and Guidelines.

Concluding Remarks

Based on the information provided in this letter, and the other materials accompanying this application, it is our opinion that the proposed Consent to Sever and Minor Variance applications demonstrate good planning principles and has planning merit.

Enclosed are the following materials in support of this application:

- Consent Application Forms;
- Minor Variance Application Forms;
- Cover Letter, prepared by Weston Consulting, dated February 2023;
- Severance Plans, prepared by Weston Consulting dated January 2023;
- Minor Variance Sketches, prepared by Weston Consulting dated March 2023;
- Servicing Plan, prepared by Husson dated February 2023;
- Heritage Impact Assessment Severance 1 and Severance 2 prepared by Robinson Heritage Consulting dated December 2022; and,
- Parcel Register prepared March 6, 2023.

It is our understanding that the above is in order and that staff have all of the required materials to facilitate their review and the preparation of a Staff Report for this application. We request that the application be scheduled for the next available Committee of Adjustment Hearing date. Please do not hesitate to contact the undersigned at extension 335 or James Todd at extension 345 should there be any questions regarding this submission.

Yours truly,
Weston Consulting
Per:



Katie Pandey, MAES, MCIP, RPP
Associate



The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a)

Name of Owner/Applicant

Link Charity Canada Inc.

(print given and family names in full)

Address

45 Harriet Street, Toronto, Ontario M4L 2G1

Phone #

416-461-1207

Fax #

416-465-6367

Email

harry@linkcharity.ca

(b)

Name of Authorized Agent

Weston Consulting c/o Katie Pandey

Address

201 Millway Avenue, Suite 19, Vaughan, Ontario L4K 5K8

Phone #

905-738-8080

Fax #

Email

kpandey@westonconsulting.com

2.

The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify:

Creation of a new lot, together with an easement for shared driveway access and underground servicing.

3.

If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or l

Link Charity Canada Inc

4.

Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street

Creditview Road

Number

7780

b) Concession No.

4

Lot(s)

14

c) Registered Plan No

Lot(s)

d) Reference Plan No

Lot(s)

e) Assessment Roll No.

211014009704910

Geographic or Former Township

PT LT 14 CON 4 WHS TORONTO AS IN VS228616; T/W VS228616; S/T VS228616 ; CITY OF BRAMPTON

5.

Are there any easements or restrictive covenants affecting the subject lan

Yes

☐

No

☒

Specify:

6. Description of severed land: (in metric units)

a) Frontage 0 Depth 45.21 metres Area 0.409 hectares

b) Existing Use residential Proposed Use residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed
(existing) one (1) single detached family dwelling and barn.
(proposed) one (1) single detached family dwelling and barn to be retained.

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

7. Description of retained land: (in metric units)

a) Frontage 30.52 metres Depth 341.44 metres Area 2.42 hectares

b) Existing Use residential Proposed Use residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained
(existing) One (1) barn
(proposed) One (1) barn

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>Residential Hamlet Two</u>	<u>Residential Hamlet Two</u>
Official Plans City of Brampton	<u>Village Residential</u>	<u>Village Residential</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N/A	
Zoning By-law Amendment	N/A	
Minister's Zoning Order	N/A	
Minor Variance	N/A A-2623-0672	CONCURRENT
Validation of the Title	N/A	
Approval of Power and Sale	N/A	
Plan of Subdivision	N/A	

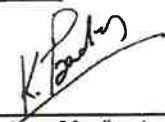
12. Is the proposal consistent with Policy Statements Issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☒ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Vaughan
this 28th day of February, 20 23.



Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Katie Pandey of the City of Markham

in the County/District/Regional Municipality of York solemnly declare that all the statements contained in application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Vaughan

in the Region of York

this 28th day of February, 20 23.

Patrizia Santino,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting Group Inc.
Expires May 31, 2024



Signature of a Commissioner, etc.



Signature of applicant/solicitor/authorized agent, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

L Barbuto

Zoning Officer

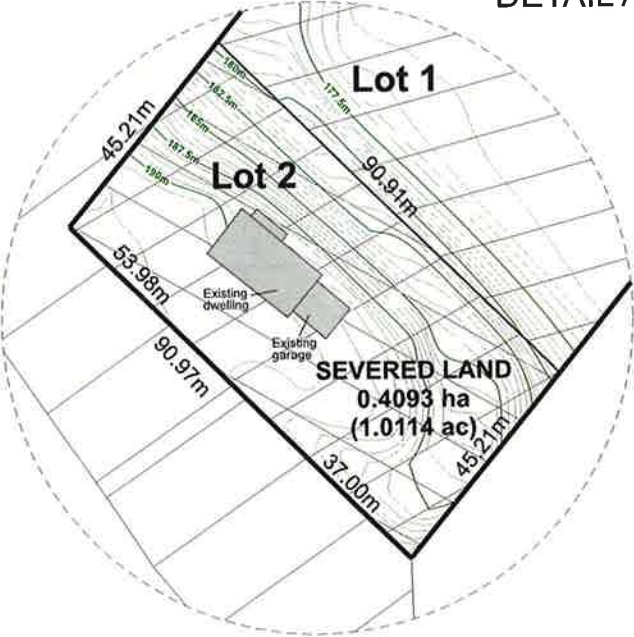
March 15, 2023

Date

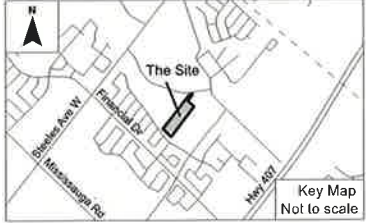
DATE RECEIVED

March 17th, 2023

DETAIL A



"The severance line for the Subject Lands has been delineated by the natural sloping of the lands and as evident from contours and pictures attached the woodlot follows the natural elevation of the site."



LEGEND

	Total Holdings	28,257 m ²
	Retained Land	24,164 m ²
	Severed Land	4,093 m ²
	Wooded Area	
	Rivers and Streams	
	Wetlands Component	
	Contour Lines	

Notes:

- Property boundary, area, dimensions are approximate, based on Geowarehouse, and subject to confirmation by survey.
- Site photos taken by Weston Consulting in May 2022.
- Not based on engineering, floodplain or grading analysis.
- Rivers, streams, contour lines, and wetlands component according to Credit Valley Conservation map dated 06/23/2021.

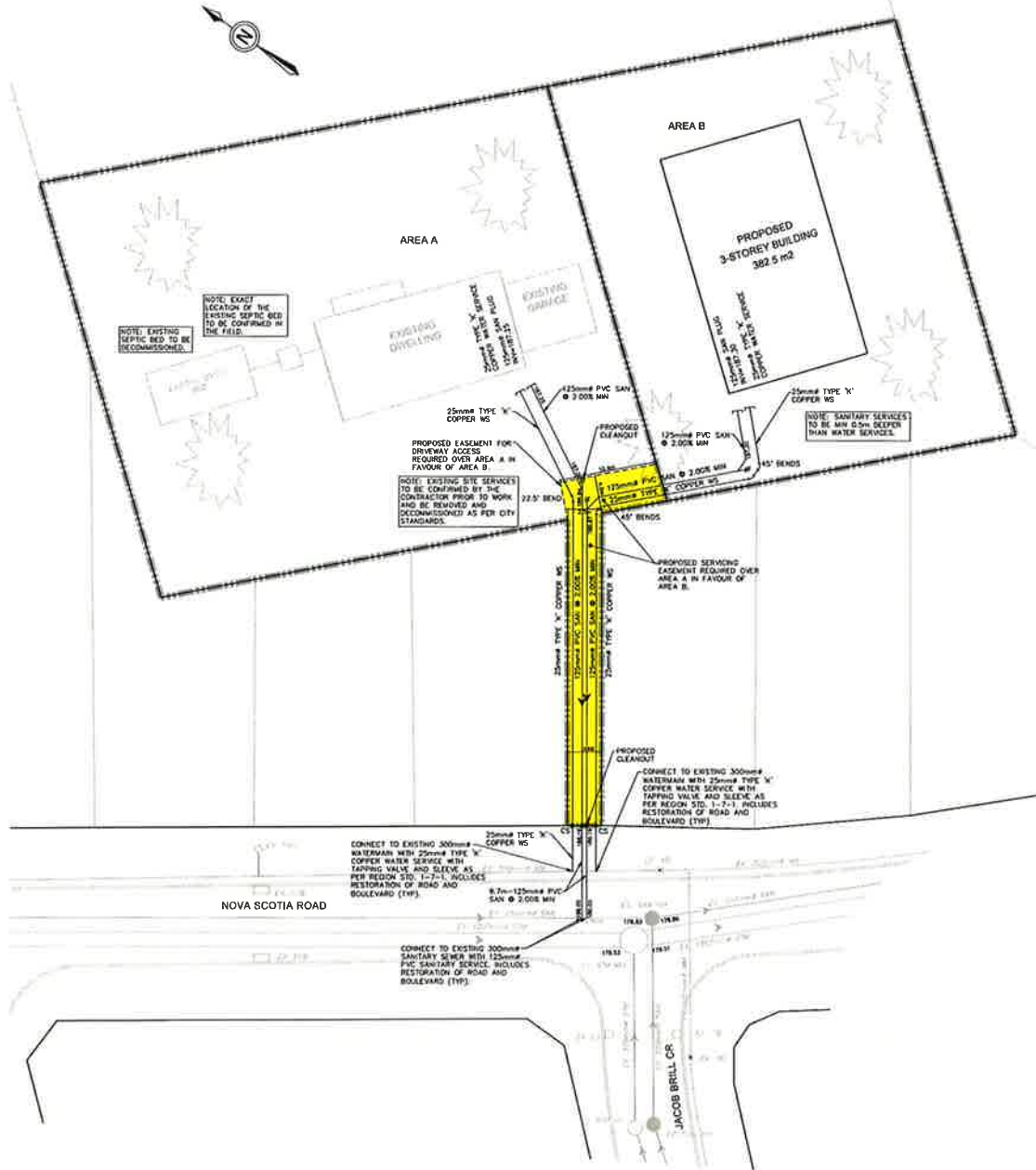
DRAWN / REVISED

26 JAN 2023	Adding contour lines
09 JAN 2023	Revised for Submission
01 SEPT 2022	Revised areas to be severed
06 AUG 2022	Added proposed building footprint to area B
02 JUN 2022	Revised boundary of the area to be severed
07 APR 2022	Revised severance limit to 7.5m ex. building setback
06 APR 2022	First Draft

PLAN OF SEVERANCE 1
7780 CREDITVIEW ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



File Number: 10542-1
Date: 2023-01-26
Drawn By: SM
Planner: KP
CAD: 10542-1_Severance Plan_2023-01-26.dgn
Drawing: S1



CITY OF BRAMPTON NOTES:

- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ALL SURFACE DRAINAGE SHALL BE COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS.
- A SILT FENCE TO CITY STANDARD #406 MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
- AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE. CONSTRUCTION ACCESS AS PER CITY OF BRAMPTON STANDARD #237.
- SIDEWALK TO BE REMOVED AND REPLACED AS PER O.P.S.D. #10.010.
- THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY MUST BE PAVED WITH 40mm M.S. AND 20mm H.B. SUB BASE TO BE 150mm GRANULAR 1" (OR 150mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR 1" (OR 325mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- A UTILITY CLEARANCE OF 1.2m BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
- ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
- WITHIN THE CITY'S RIGHT-OF-WAY, STORM SEWERS AND STORM SEWER CONNECTIONS MUST BE CONCRETE, OR APPROVED EQUAL, WITH TYPE "B" BEDDING THROUGHOUT. THE STRENGTH OF THE CONCRETE PIPE MUST BE AS PER CITY STANDARD #341 AND AS FOLLOWS: MINIMUM 85-D FOR REINFORCED PIPE AND MINIMUM ES FOR NON REINFORCED PIPE. STORM SEWER 300mm OR LESS WILL BE PVC SDR35 CONFORMING TO ASTM D3034, UNLESS OTHERWISE SPECIFIED.
- THE MINIMUM CB LEAD ALLOWED IS 200mm. THE MINIMUM AND MAXIMUM SLOPES ON CB LEADS WILL BE 0.7% TO 5.0%. STORM SEWER PIPES CONNECTING TO THE CITY'S STORM SEWER SHALL NOT BE SMALLER THAN 200mm.
- ALL CATCHBASIN MANHOLES AND MANHOLE WITH INLET CONTROL DEVICES MUST HAVE A MINIMUM 0.3m SUMP AND A TOP AS PER MUNICIPAL STANDARD #341.
- IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEERING CONSULTING FIRM TO ENSURE THAT AN ELEVATION DETAIL OF EXISTING AERIAL PLANT IS SUBMITTED WHEN OVERHEAD CABLES IS PRESENT. CABLES SHALL NOT BE LESS THAN 4.7m FROM THE HIGHEST POINT OF THE FINISHED PAVEMENT TO THE LOWEST POINT OF THE AERIAL CABLE DIRECTLY ABOVE THE PAVEMENT AREA TO ENSURE CLEARANCES ARE MET.
- THE CONTRACTOR SHALL REDISPLAY THE ROAD PORTION OF THE MUNICIPAL RIGHT-OF-WAY TO MATCH THE EXISTING DESIGN.
- THE ROAD SHALL BE KEPT CLEAR OF MUD, DIRT AND DEBRIS AT ALL TIMES AND MUST BE CLEANED AT A MINIMUM OF TWO TIMES PER WEEK, AS REQUIRED OR AT THE DIRECTION OF THE CITY OF BRAMPTON.
- THE ROAD SHALL BE KEPT CLEAR OF MUD, DIRT AND DEBRIS AT ALL TIMES AND MUST BE CLEANED AT A MINIMUM OF TWO TIMES PER WEEK, AS REQUIRED OR AT THE DIRECTION OF THE CITY OF BRAMPTON.
- CATCHBASIN SEDIMENT CONTROL DEVICES TO BE INSTALLED ON ALL CB'S IN PLAYING FIELD AREAS UNTIL SOILS HAVE BEEN STABILIZED.
- FOUNDATION DRAINAGE SHALL NOT BE CONNECTED TO THE STORM SEWER ON SITES WITH STORMWATER MANAGEMENT CONTROL.
- CONTRACTOR TO PROVIDE ASBULTS, WATERMAIN TEST RESULTS, AND CCTV VIDEOS FOR STORM AND SANITARY SEWERS TO THE SITE ENGINEER FOR CERTIFICATION PURPOSES. ASBULTS TO INCLUDE TOP ELEVATIONS FOR ALL STRUCTURES, PIPE INVERTS, AND ELEVATIONS ALONG THE CURB LINE.

GENERAL NOTES:

- FOR LAYOUT INFORMATION ON BUILDINGS, PARKING AREAS, AND ACCESS ROUTES, REFER TO THE LATEST SITE PLAN PREPARED BY PEACE NEELY & ASSOCIATES.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARY SHOWN ON THE CONTRACT DRAWING AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY. GRADED AREAS SHALL BE RESTORED BY PLACING 100mm TOPSOIL AND NO. 1 HUMPERT SOIL.
- BERMS IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND O.P.S.
- CONTRACTOR TO PROVIDE ASBULTS, WATERMAIN TEST RESULTS, AND CCTV VIDEOS FOR STORM AND SANITARY SEWERS TO THE SITE ENGINEER FOR CERTIFICATION PURPOSES. ASBULTS TO INCLUDE TOP ELEVATIONS FOR ALL STRUCTURES, PIPE INVERTS, AND ELEVATIONS ALONG THE CURB LINE.
- TOP OF EXISTING MANHOLES TO BE ADJUSTED TO PROPOSED ELEVATION.

REGION OF PEEI NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT REGION OF PEEI PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
- WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE OR 18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-18 SPEC. COMPLETE WITH TRACER WIRE. SIZE 50 MM (2") AND SMALLER MUST BE TYPE "K" SOFT CORP'D PIPE PER A.S.T.M. 1068-40 SPECIFICATION.
- WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'7") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM ALL OTHER UTILITIES.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
- ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- MUNICIPAL HYDRANT SHOULD BE SET TO REGION STANDARD 1 - 8 - 1.
- WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN, COPY OF GRAD SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3M (12") OVER /0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSIDERED WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEI STANDARDS 1-7-7 OR 1-7-8.
- THE EXISTING WATER AND SANITARY SERVICES IF NOT UTILIZED TO BE DISCONNECTED AS PER REGION STANDARDS AND WATER VALVE AND BOX AT PROPERTY LINE REMOVED.



LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- ⊞ PROPOSED STORM DOUBLE CATCHBASIN
- PROPOSED SANITARY
- ⊞ VALVE
- ◇ HYDRANT AND VALVE
- EXISTING STORM CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING VALVE
- EXISTING HYDRANT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED 25mm TYPE "K" COPPER WS CONNECTION WITH CURB STOP
- SANITARY SEWER CLEANOUT
- PROPERTY BOUNDARY
- PROPOSED SANITARY INVERT

2	ADDRESS CITY COMMENTS	JH4508	
1	FIRST SUBMITTAL	8-11-28	
REV. NO.	REVISION NOTE	DATE	



7780 CREDITVIEW ROAD

HUSSON

ENGINEERING + MANAGEMENT

P. H. YOUNG

CONSULTANT WATER ENGINEER, BRAMPTON

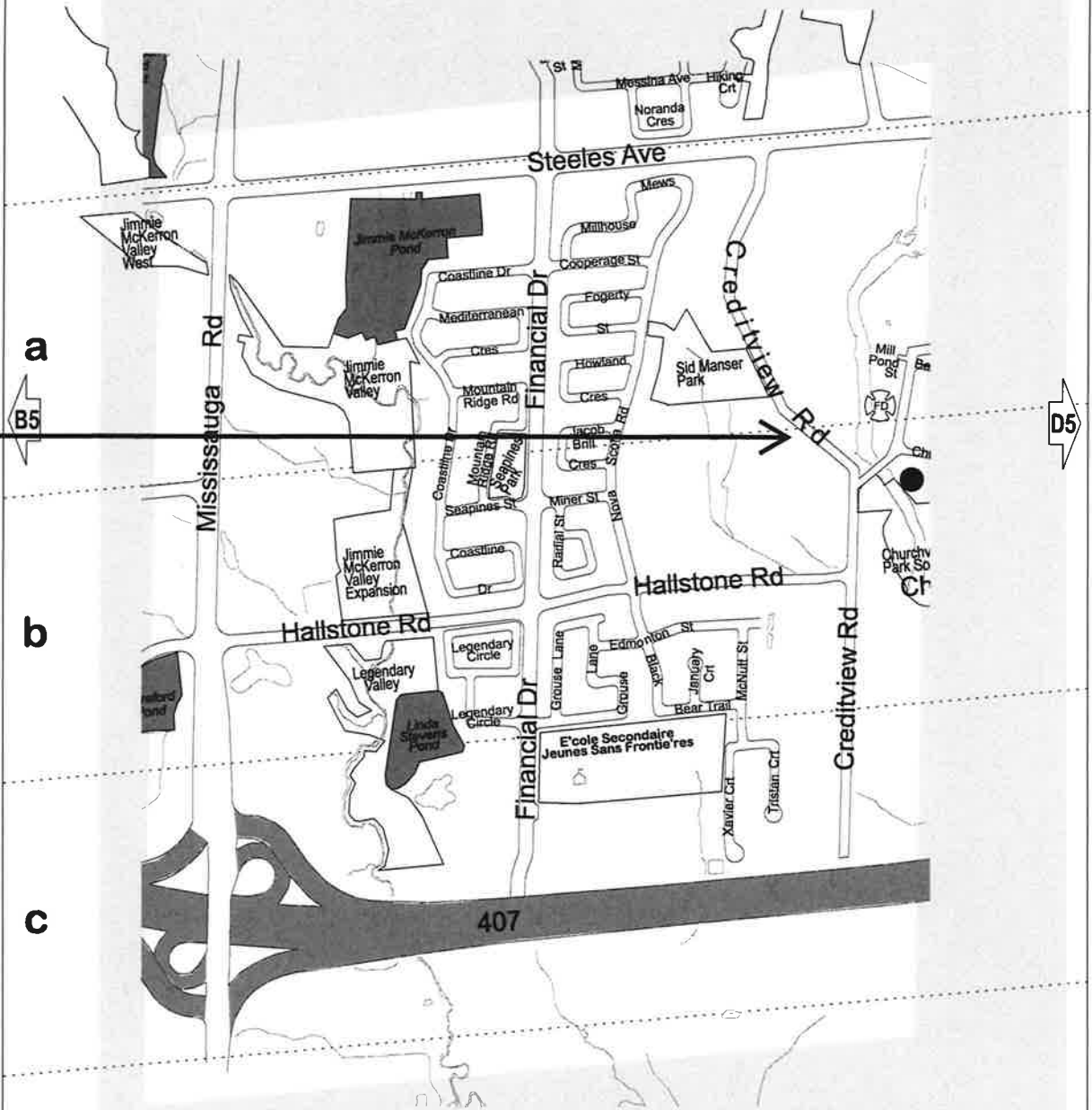
UNIVERSITY OF GUELPH

HAMILTON, ONT.

SW1
SERVICING PLAN

DATE: FEBRUARY 06, 2023 SCALE: 1:250 PROJECT: 221584
DESIGNED BY: M.A. CHECKED BY: C.H.S.
DRAWN BY: M.A. CHECKED BY: C.H.S.

C4



a

b

c

B5

D5

B-2023-0011
 B-2023-0012
 A-2023-0072
 A-2023-0073

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